045.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,198,400 / 1,198,400
					USE VALUE:	1,198,400 / 1,198,400
					ASSESSED:	1,198,400 / 1,198,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	ALTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC ELLIGOTT JUDITH & DAVID
Owner 2:	
Owner 3:	
Street 1:	28 ALTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC ELLIGOTT JUDITH & DAVID -
Owner 2:	JOHNSON MARGARET C -
Street 1:	28 ALTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 4610 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 17 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5684.000	726,000		472,400	1,198,400
Total Card	0.130	726,000		472,400	1,198,400
Total Parcel	0.130	726,000		472,400	1,198,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 259.96 /Parcel: 259.96

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 32011

GIS Ref

GIS Ref

Insp Date 04/07/09

!3845!

PREVIOUS ASSESSMENT

Parcel ID 045.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	726,000	0	5,684.	472,400	1,198,400		Year end	12/23/2021
2021	104	FV	692,200	0	5,684.	472,400	1,164,600		Year End Roll	12/10/2020
2020	104	FV	692,200	0	5,684.	472,400	1,164,600	1,164,600	Year End Roll	12/18/2019
2019	104	FV	510,900	0	5,684.	501,900	1,012,800	1,012,800	Year End Roll	1/3/2019
2018	104	FV	510,900	0	5,684.	366,100	877,000	877,000	Year End Roll	12/20/2017
2017	104	FV	478,600	0	5,684.	318,900	797,500	797,500	Year End Roll	1/3/2017
2016	104	FV	478,600	0	5,684.	271,600	750,200	750,200	Year End	1/4/2016
2015	104	FV	425,400	0	5,684.	265,700	691,100	691,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:41:10

LAST REV

Date	Time
09/22/15	13:53:46
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3845

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON MARGARE	58301-292		1/18/2012	Convenience	150,000	No	No		Margaret Johnson dod 12/14/2014 Bk 64971 Pg 2
MC ELLIGOTT JUD	37078-177		11/18/2002	Family	1	No	No		
JOHNSON EDWARD-	25533-446		8/1/1995			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/1995	106		54,000					2 STORY ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2009	Meas/Inspect	189	PATRIOT
3/27/2000	Inspected	276	PATRIOT
3/7/2000	Measured	263	PATRIOT
8/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	32011
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5684		Sq. Ft.	Site		0	80.	1.04	1									472,418						472,400	

Total AC/HA:	0.13049	Total SF/SM:	5684	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	472,418	Spl Credit		Total:	472,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.95955187
Const Adj.:	0.99989998
Adj $ / SQ:	172.702
Other Features:	134000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	891919
Depreciation:	165897
Depreciated Total:	726022

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	17	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
1	8	3	
Totals			
2	17	6	

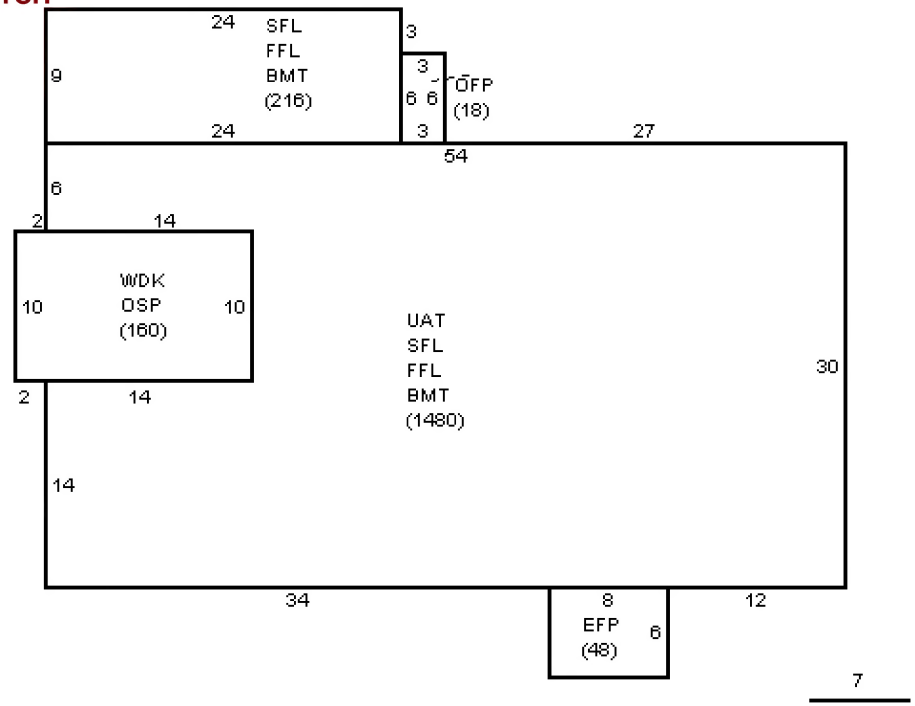
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.70
Special Features:	0	Val/Su Net:	124.23
Final Total:	726000	Val/Su SzAd	214.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,696	68.650	116,429
FFL	First Floor	1,696	172.700	292,903
SFL	Second Floor	1,696	172.700	292,903
UAT	Upper Attic	370	120.890	44,730
OSP	Screen Porch	160	29.490	4,719
WDK	Deck	160	12.250	1,960
EFP	Enclos Porch	48	72.590	3,484
OFP	Open Porch	18	44.000	792
	Net Sketched Area:	5,844	Total:	757,920
Size Ad	3392	Gross Area	6954	FinArea 4610

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	